

# INVESTMENT SALE

## 26,815 SF Historic Office Building

The Bernard Historic Bldg at 3115 S. Grand Blvd, St. Louis MO



### Property Highlights

- 26,815 SF six-story building on 0.126 acre
- Retail on first floor with a total of eight office suites on upper floors
- 72% occupied
- The submarket has an average office occupancy of 91%
- Two roof cell tower leases in place
- Built in 1926 by Wedemeyer & Nelson architects in Late Gothic Revival style
- Fully renovated in 2000 and added to the National Register of Historic Places as the Dickmann Building
- Well maintained building with little deferred maintenance
- Elevator served (2)
- Secured building accessible via keypad or intercom buzzer
- Common areas include a shared conference room and a roof sun deck
- Twelve off-street parking spaces
- Located in the trendy South Grand neighborhood, one block from Tower Grove Park, minutes from downtown and the interstate system

### New Sale Price

~~\$1,570,000~~ - \$955,000

### Contact

**NAIDESCO**

Commercial Real Estate Services, Worldwide.

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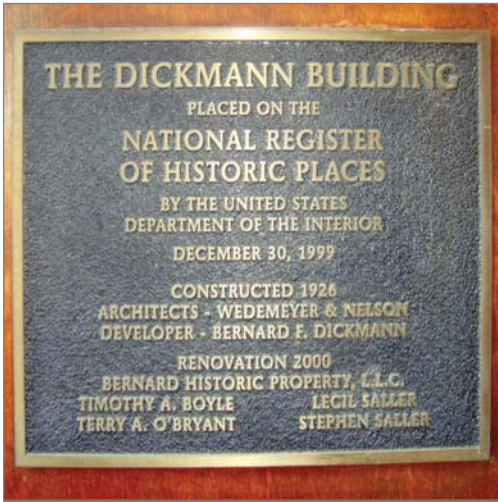
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

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# IMAGERY

The Bernard Historic Bldg at 3115 S. Grand Blvd, St. Louis MO



Historic Registry



Rear of Building



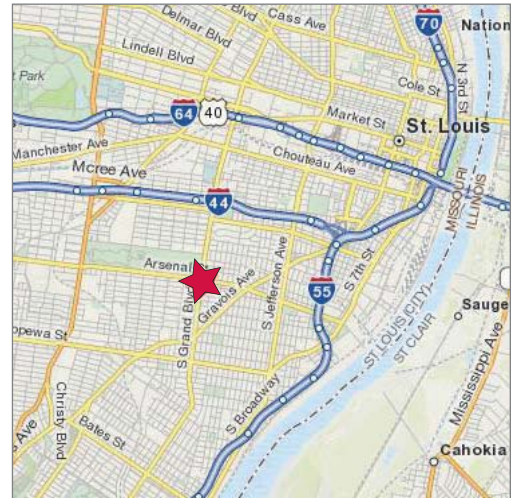
Front Entry



Roof Sun Deck



Foyer



Locator Map

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